

Former Meadow Road Realty, Newport

Overview

Southwestern Community Services had the perfect elderly housing project for the town of Newport. A former ladies undergarment mill was located on Meadow Road in Newport next to the town's recreation complex. The combination of the need to renovate the property, site location, high density of low income elderly residents in Newport, and town support made the project a good candidate for Housing and Urban Development (HUD) funding. DES helped Southwestern Community Services convince HUD that the contamination could be successfully addressed. Based on the availability of cleanup money from the ODD Fund and assurances that the cleanup would be given a high priority, HUD awarded \$3.37 million in funding for this project. Cleanup of the property was completed within the 18 month time limit required by HUD, making it possible for HUD to close on the funding in September 2007.

At A Glance:

Site Location: Downtown Newport

Site Profile: Former ladies undergarment mill dating to the 1890s

DES Reimbursements: \$222,658

Outcomes:

- \$3.37 million in HUD funding obtained.
- Site closed in low income environmental justice community.
- Low income elderly housing constructed.
- Elimination of hazard near town recreation complex.

History

The Meadow Road Realty site, abuts the Town of Newport's recreation complex and the Sugar River. The property was initially used by the Peerless Manufacturing Company (Peerless) for the manufacture of ladies undergarments starting in the 1890's. After changes in fashion and declines in sales resulted in the demise of Peerless, the property was used by a warehouse and trucking transportation operation. Following a long decline in site fortunes, most of the structures at the ten building mill complex were structurally deficient and the site strewn with rubble and debris. Additionally, leaking underground diesel storage tanks, which were installed as part of the trucking operation, were discovered in 2005.

Southwestern Community Services submitted an application to HUD for the construction of low income elderly housing on the property. As part of this process, an initial site characterization report was submitted to DES and HUD in September 2005. The report documented that there was contamination related to two underground diesel storage tanks. HUD's multifamily accelerated processing (MAP) guidance requires that all cleanup activities and monitoring wells must be removed prior to obtaining HUD assistance. Based on this guidance, HUD rejected the application for housing assistance.

Southwestern Community Services contacted DES to see if it could discuss the contamination problem with HUD. DES provided Southwestern Community Services with a letter that



Meadow Road Realty site buildings and rubble.

committed ODD Fund resources to an expedited cleanup of the contamination. Based on DES assurances, HUD accepted the grant application and Southwestern Community Services was awarded the grant. The grant approval had one major caveat. The cleanup had to be completed within 18 months before HUD would provide any assistance.

Environmental Assessment and Cleanup

DES developed an aggressive remedial approach for the site to meet the fast track 18 month deadline. The approach consisted of removing the petroleum contaminated soil and then injecting pure oxygen to accelerate the biodegradation of remaining groundwater contamination. The contaminated soil removal was complicated by an unstable, nearby building; therefore, to complete the soil removal, partial demolition of the building was required. Delineation of the extent of contaminated soil was completed by January 2006. Soil excavation was completed by July 2006, and a 32-point Matrix pure oxygen injection system was operational by August 2006. The Matrix system's flexible operation became very important in January 2007, when DES quickly shifted injection points to a new location where groundwater stubbornly remained above standards. By April 2007, the site was closed and all onsite groundwater monitoring and oxygen injection wells were decommissioned. DES and Southwestern Community Services achieved site closure exactly 18 months after the HUD grant was awarded.

Redevelopment Project Success

Following completion of cleanup activities, HUD awarded \$3.37 million for the project. Newport supported this project by contributing \$350,000 of its CDBG money. The CDBG and HUD grant money paid for site demolition activities and construction of a new, 24-unit new elderly housing complex. The elderly housing project is the first in over 15 years for Newport and is now fully occupied by low and moderate income seniors. This project addressed Newport's urgent need for elderly housing (forty-four percent of Newport's poor are 65 and older). As part of the project, the town upgraded the adjacent park and streets. The grand opening of the project occurred October 15, 2008.



Completed Meadow Road Realty Senior Housing Facility.